

TOWN OF BUENA VISTA, COLORADO
BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2012

**TOWN OF BUENA VISTA, COLORADO
DIRECTORY OF OFFICIALS
December 31, 2012**

Joel Benson, Mayor
Duff Lacy, Mayor Pro Tem

Carrie Carey, Trustee
Keith Baker, Trustee
Phillip Puckett, Trustee
Norm Nyberg, Trustee
Jerry Steinauer, Trustee

Key Employees

Sue Boyd, Town Administrator
Mary Jo Bennetts, Town Clerk
Michael J. Hickman, Town Treasurer/Finance Director
Jeff Parker, Town Attorney

TOWN OF BUENA VISTA, COLORADO
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December 31, 2012

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's discussion and analysis (MD&A) provides highlights of the financial activities of the Town of Buena Vista (the Town) and an overview of the financial statements included in this report. We encourage readers to consider this information in conjunction with the basic financial statements and information contained in the notes to the financial statements.

Financial Highlights

- The Town's net position increased by \$364,970 during 2012 compared to 2011 due to a combination of factors including the increase in capital assets, an increase in sales tax revenue and charges for services combined with reduced spending due to position vacancies and delays in some capital projects.
- Total assets on the Statement of Net Position were \$20,170,973, a \$3,186,308 (18.76%) increase due to an increase in capital assets, an increase in receivables, and an increase in cash in addition to the factors that caused the positive change in net position. Total assets exceeded liabilities and deferred inflows of resources by \$16,044,1314.
- Unrestricted net position of \$3,739,017 as of December 31, 2012 was available to meet the Town's future obligations to citizens, employees and creditors:
 - For government activities - \$2,327,375, a decrease of \$123,083 (-5.29%)
 - For business-type activities - \$1,411,642, a decrease of \$273,799 (-19.40%)
 - The unrestricted fund balances were 54.86% and 70.02% of the 2012 operating expenditures budget for government and business-type activities, respectively.
- At December 31, 2012, total fund equity for governmental activities was \$5,711,965, of which \$34,224 was cash held in the Conservation Trust Fund. The total increase in the governmental fund balance during 2012 was \$2,895,262 (102.79%). The government fund balance sheet excludes the value of capital assets, causing a different financial result when compared to the Statement of Net Position (as discussed above).
- The total cash and investments balance at December 31, 2012 was \$7,070,033 of which \$6,501,095 was unrestricted. Of the unrestricted amount, \$5,932,157 was available for general government activities and \$568,938 was held in funds for business-type activities. Cash held with a fiscal agent totaled \$4,643. Funds designated by the trustees for specific uses are included in unrestricted cash and investments.
- Cash and investments increased \$3,101,024 primarily due to reduced expenditures and cash received on a new bond issue. During 2012, debt service required \$93,943 of which \$61,730 was repayment of principal. The Town's business type activities generated an increase of \$3,158 in cash.
- Within the business-type activities of the Town, unrestricted funds available for water operations were increased in 2012 by \$328,281 which can be used for future water obligations, and unrestricted funds for the airport operations were increased in 2012 by \$37,973 due mainly to an increase in fuel sales and flight testing, and expense reductions mainly in professional services.

Overview of the Financial Statements

The MD&A serves as an introduction to the Town's basic financial statements, which are comprised of three components:

- 1) Government-wide financial statements
- 2) Fund financial statements
 - a. Governmental Funds
 - b. Proprietary Funds
- 3) Notes to the financial statements
- 4) Supplementary information

Financial analysis and commentary on both types of financial statement views is included in the MD&A for more information and perspective than the numbers alone provide readers. In addition, the report contains supplementary information to the basic financial statements for more detailed information on some areas of expenditures.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances in a manner similar to a private-sector business. Government-wide financial statements combine information for all of the Town's funds that reflect the entire financial picture. The government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*.

The *Statement of Net Position* presents all of the Town's assets, liabilities and deferred inflows of resources, with the difference between assets and the liabilities plus deferred inflows of resources being reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the Town's financial position is improving or deteriorating.

The *Statement of Activities* presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the changes occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future periods (e.g. tax revenues earned but not collected and unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*government activities*) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The Town's governmental activities include general government; public safety; public works; and culture, parks and recreation. Business-type activities include the operations of water and airport.

The government-wide financial statements can be found on pages 3-4 of this report.

Fund financial statements. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Buena Vista, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Town's funds can be divided into two categories: governmental funds and proprietary funds. The fund financial statements consist of the *Balance Sheet* and the *Statement of Revenues, Expenditures and Changes in Fund Balances* for each type of fund.

- **Governmental funds** are used to account for the same functions reported as *government activities* in the government-wide financial statements. However, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. This information may be useful in evaluating a government's near-term financing requirements.

The focus of governmental funds is narrower than that of the government-wide financial statements; therefore, it is useful to compare the information presented for government funds with similar information presented for government activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the *Balance Sheet* and the *Statement of Revenues, Expenditures, and Changes in Fund Balances* provide a reconciliation to facilitate this comparison between governmental funds and governmental activities as presented in the government-wide financial statements.

The Town maintains three governmental funds, the General Fund, Capital Improvement Fund and the Conservation Trust Fund, for which information is presented separately.

The basic governmental fund financial statements can be found on pages 5-6.

- **Proprietary funds** can be *enterprise funds*, to report the same functions presented as *business-type activities* in the government-wide financial statements, or *internal service funds*, used as an accounting device to accumulate and allocate costs internally among the Town's various functions. The Town maintains one enterprise fund to account for the water enterprise and one for the airport.

Proprietary funds provide the same type of information as the government-wide financial statements in more detail. The proprietary fund financial statements provide separate information for the water and airport operations, which are considered to be major funds of the Town of Buena Vista.

The basic proprietary fund financial statements can be found on pages 8-9 of the report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 13-35 of this report.

Supplementary information. In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information. Included in this report is a budgetary comparison statement for all funds to demonstrate compliance with the budget. Buena Vista's Town council adopts an annual appropriated budget for all its funds.

The budgetary comparison schedules are on pages 36-41 of this report, and the Local Highway Finance Report is included on page 42.

Financial Analysis – Government-wide Financial Statements

This discussion of government-wide financial statements focuses primarily on the key indicator, net position, and activity that generated increases or decreases in this measurement. The Town's assets exceeded liabilities and deferred outflows of resources by \$16,044,314 at December 31, 2012 which is an increase of \$364,969 over the prior year close.

Statement of Net Position. At December 31, 2012, 59.01% of the Town's total net position is held in the governmental activities and 40.99% are held in the business-type activities, which includes the Water Enterprise and the Airport Enterprise funds. The largest portion of the Town's net position (59.11%) reflects the investment of \$11,454,674 in capital assets (for example, land, buildings, transportation infrastructure, water infrastructure, and machinery and equipment), net of any related outstanding debt used to acquire those assets. The Town uses these assets to provide services to the public; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CONDENSED STATEMENT OF NET POSITION

	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
	2012	2012	2012	2011	2011	2011
ASSETS						
Current Assets	\$ 6,197,009	\$ 2,050,429	\$ 8,247,438	\$ 3,296,704	\$ 1,873,846	\$ 5,170,550
Capital Assets	5,706,509	6,217,026	11,923,535	5,567,124	6,246,991	11,814,115
Total Assets	11,903,518	8,267,455	20,170,973	8,863,828	8,120,837	16,984,665
LIABILITIES						
Current Liabilities	3,264,002	141,572	3,405,574	576,234	260,128	836,362
Noncurrent Liabilities	-	397,236	397,236	-	468,959	468,959
Total Liabilities	3,264,002	538,808	3,802,810	576,234	729,087	1,305,321
DEFERRED INFLOWS OF RESOURCES						
	323,849	-	323,849	-	-	-
NET POSITION						
Invested in Capital Assets	5,706,509	5,748,067	11,454,576	5,567,124	5,706,309	11,273,433
Restricted	281,783	568,938	850,721	270,012	-	270,012
Unrestricted	2,327,375	1,411,642	3,739,017	2,450,458	1,685,441	4,135,899
Total Net Position	\$ 8,315,667	\$ 7,728,647	\$ 16,044,314	\$ 8,287,594	\$ 7,391,750	\$ 15,679,344

An additional 5.30% portion (\$850,721) of the Town's net position are restricted; \$86,229 is restricted for emergencies (TABOR Reserve), and \$764,492 for improvements to parks, open space and trails within the Town and other special purposes. The remaining \$3,739,017 (23.32%) is unrestricted net position available to meet the Town's on-going obligations to the public and creditors. Of the unrestricted net position, \$2,327,375 (62.25%) were held for Governmental Activities and \$1,411,642 (27.75%) were held for Business-Type Activities.

Statement of Activities. As the following table illustrates, the Town's total net position increased \$364,969 (2.33%) during 2012. By fund type, governmental activities increased net position by \$28,072 (.34%) and business-type activities generated a \$336,897 (2.33%) increase in net position.

	CONDENSED STATEMENT OF ACTIVITIES					
	Governmental		Business-type		Total	
	Activities		Activities			
	2012	2011	2012	2011	2012	2011
Revenues						
Program revenues:						
Charges for services	\$ 143,967	\$ 136,185	\$ 1,133,651	\$ 1,136,560	\$ 1,277,618	\$ 1,272,745
Operating grants & contributions	43,026	53,856	213,155	363,435	256,181	417,291
Capital grants & contributions	15,579	298,754	-	386,849	15,579	685,603
General revenues:						
Property taxes	322,632	334,360	-	-	322,632	334,360
Sales taxes	2,124,006	2,046,165	-	-	2,124,006	2,046,165
Other taxes	252,719	204,205	2,429	2,207	255,148	206,412
Investment and other revenue	12,682	19,237	3,158	3,265	15,840	22,502
Total Revenue	2,914,611	3,092,762	1,352,393	1,892,316	4,267,004	4,985,078
Expenses						
General government	552,919	641,229	-	-	552,919	641,229
Public safety	730,582	771,342	-	-	730,582	771,342
Community services	133,928	142,444	-	-	133,928	142,444
Public works	886,902	652,777	-	-	886,902	652,777
Culture and recreation	407,208	345,939	-	-	407,208	345,939
Water	-	-	596,622	672,066	596,622	672,066
Airport	-	-	593,874	528,050	593,874	528,050
Total Expenses	2,711,539	2,553,731	1,190,496	1,200,116	3,902,035	3,753,847
Changes in net position- normal operations	203,072	539,031	161,897	692,200	364,969	1,231,231
One-Time Changes						
Loss on bad debt	-	(55,592)	-	-	-	(55,592)
Transfers from General Fund	(175,000)	(143,000)	175,000	143,000	-	-
Change in Net Position	28,072	340,439	336,897	835,200	364,969	1,175,639
Net Position, Beginning	8,287,595	7,947,156	7,391,750	6,556,550	15,679,345	14,503,706
Net Position, Ending	\$ 8,315,667	\$ 8,287,595	\$ 7,728,647	\$ 7,391,750	\$ 16,044,314	\$ 15,679,345

Governmental activities. Financing for governmental activities was primarily from Town and county sales tax revenues, which provided 72.88% of general fund revenue in 2012. No other income source provided 10% of total government revenue except for property taxes which constituted 11.07% of general fund revenue.

Key elements of the \$28,072 increase in net position for governmental activities during 2012 and a comparison to 2011 follow:

- Total sales tax receipts increased \$77,841 (3.80%) over the prior year. However, Town sales tax totaled \$1,140,448 and the Town's allocation of the Chaffee County tax totaled \$711,290, which represented increases of 4.77% and .83%, respectively, compared to 2011. Sales taxes are an indicator of the level of general economic activity in the community which is dependent upon the influx of visitors throughout the year, but especially during the summer months.

- Charges for services (licenses, fees, permits and leases) increased \$7,782 (5.71%) compared to 2011.
- The Town collects franchise taxes from utility companies, including the providers of gas, electric and cable services. Franchise tax receipts increased \$5,653 (6.24%) due to fluctuations in the utility revenue of the franchisees upon which most of the taxes are based.

Business-Type Activities. The money to pay for business-type activities is generated primarily from fees charged for services. Revenue derived from operations is supplemented by grants and capital contributions (including water and system development fees), which provided only 5.00% of all funding in 2012 compared to 39.65% in 2011.

Key elements of the \$146,618 increase in net position for business-type activities during 2012 compared to 2011 follow:

- Charges for Water services increased \$29,724 (4.05%) due to a three-year annual 3% increase in the water rates effective January 1, 2012 per the Town Municipal Code.
- Charges for services at the Airport decreased \$27,913 (-7.99%) due to lower fuel and related sales.
- Capital revenue decreased \$373,305 (33.22%) due to a decrease in the capital contributions of water infrastructure from developers and decrease in operating grant revenue from the Airport.
- Excluding transfers between funds, total expenses of \$1,190,496 decreased by \$9,620 (.08%) primarily due to lower costs to operate the water and airport in addition to the lower costs associated with lower fuel sales.

Financial Analysis – Fund Financial Statements

As noted earlier, the Town of Buena Vista uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. This section of the report provides a narrative of the fund financial statements.

Governmental funds. The focus of the Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town of Buena Vista's financial requirements.

The Town of Buena Vista Governmental Funds consists of the General Fund, the Conservation Trust Fund, and the Capital Improvement Fund.

As of December 31, 2012, the Town of Buena Vista's governmental fund reported combined ending fund equity of \$5,711,965, an increase of \$2,895,262 compared to December 31, 2011. The unassigned fund equity, which is available for spending at the Town's discretion, represented 29.59% or \$1,690,406 of the fund equity. The balance sheet reflects the categorization of fund balance in accordance with GASB 54, which became effective for the Town's 2011 financial statements.

The General Fund is the Town's primary operating fund. All activities that are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund. The Statement of Revenues, Expenditures and Changes in Fund Balances shows General Fund revenues exceeded expenses by \$40,307 in 2012. This was the result of personnel vacancies during the year combined with a delay in some capital spending and higher than expected sales tax collections.

The Conservation Trust Fund (CTF) increased fund balance by \$11,021. The CTF receives money from lottery proceeds that are distributed by the state to local governments based on population. In 2012, the Town's Conservation Trust Fund funded 25% of the park supervisor's wages. The Fund Balance as of December 31, 2012 was \$34,224.

Proprietary funds. The Statement of Net Positions and Statement of Revenues, Expenditures and Changes in Net Fund Position – Proprietary Funds provides the same type of information found in the government-wide financial statements but in more detail.

Total unrestricted net position as of December 31, 2012 were \$1,411,642, an increase of \$273,799 (16.24%) from December 31, 2011.

The investment in capital assets net of debt increased by \$41,758 (.73%) in 2012 primarily due to water system improvements, Terminal Building roofing improvements and runway paving improvements. These capital investments help to ensure service for residents and will generate future revenues for the water and airport funds.

Budgetary Highlights

The original budget, final budget (which includes amendments passed by the trustees during the year) and actual expenditures for each fund are shown on pages 37 through 42. This section of the report primarily focuses on areas that were different from expectations set in the budget and changes from the prior year.

General Fund. Actual financial results differed from the original budget primarily due to greater sales tax revenue than was expected for the year. Compared to 2011, sales tax collections were positive for ten of twelve months during 2012. Revenue from sales tax was originally budgeted to be 3% less than 2011 revenue as of the date the budget was prepared. The collections of the town sales tax grew by 6.2% in 2012.

Buena Vista's share of the county-wide sales tax was \$705,401 in 2011 and the 2012 revenue grew by .83%.

Capital Improvement Fund. Vehicles, equipment, street improvements, and park improvements totaled \$703,413.

Water Enterprise Fund. During 2012 revenue was realized in the amount of \$846,561 which was \$9,342 better than budgeted due mostly to increased water sales and system development fees. In 2011 there was anticipation that the Colorado Department of Public Health & Environment (CDPHE) would require substantial improvements to the Town's water treatment plant. In 2012, CDPHE did make its ruling and therefore the total expenditures were \$630,056 less than budgeted.

Airport Enterprise Fund. In 2012 the airport had capital outlay of \$185,640 which is capitalized and depreciated over its useful life.

Removing the grant revenue that in large part paid for the capital expenditures, the transfers from the general fund, and the grants the operating profit for 2012 would be \$32,259 and the operating deficit for 2011 would be \$(25,675).

Capital Assets. On page 5, the Town's investment in governmental activities capital assets as of December 31, 2012 amounted to \$5,706,509 net of accumulated depreciation.

Long-term Debt

In the business-type activities, the long-term debt was \$397,236 at December 31, 2012 payable to the Colorado Water Resources and Power Development Authority (CWRPDA). Also in 2012 a bond was obtained at a premium in the amount of \$3,029,955.

Economic Factors and Financial Outlook

2013 Budget. The economic outlook had improved compared to the past couple of years but remained somewhat uncertain as the Town prepared its 2013 budget.

Some of the key budget assumptions are outlined below:

- Staffing – Flat headcount compared to 2012; 2% budgeted COLA increase and a 1% merit increase;
- Employee health insurance – 9% increase from 2012/2013 plan year or 5% budget effect;
- Sales tax revenue – 2% growth in taxable sales as of mid-year 2013;
- Water rates – 2% increase in service / usage fees.

Total fund equity is projected to increase during 2013 by generating more operating revenue.

The Town has no debt in the general fund. Debt service obligations will increase in 2013 when full years of payment obligations begin.

2013 budget appropriations are \$5,981,831 of which \$3,465,807 is for governmental activities and \$2,516,024 is for business-type activities. The budget includes higher than normal capital spending due to the proposed bond issue.

Fiscal Sustainability Issues. The economy of Buena Vista has had three major components over the past approximately ten years. They are housing construction, the state prison and summer tourism. All three of these components play a role in the generation of sales tax which is the Town's main revenue source.

The 2008 credit meltdown has continued to reduce credit available for housing and business loans in 2012 and 2013. However new businesses have continued to open throughout 2012 and into 2013 with the expectation that retirees and young professionals will continue to relocate to Buena Vista to enjoy the recreational amenities and temperate weather. The summer tourism season generates a significant portion of the Town's sales Tax and business profits. The level of Tourism depends upon gas prices, consumer confidence, and weather and snow runoff from the Continental Divide that provides water for the Arkansas River. Tourism levels were high for the summer of 2012 as people in the suburbs of the Colorado Front Range communities continued to discover the affordable, and fire free land surrounding Buena Vista which provide inexpensive vacation amenities for those who love the outdoors. The cooler temperatures of Colorado are also a dream for Texans who frequent Buena Vista each year.

Beyond the next calendar year, major fiscal sustainability concerns are expected cost inflation for employee healthcare, fuel, asphalt, natural gas and electricity. Town leaders are focused on defining the role of local government in our community, balancing limited resources with requests for additional services. In addition, risks to government funding are concentrated on the local economy and retail sales due to the fact that three-quarters of the Town's general fund revenue is derived from sales tax.

The Town will continue an increased level of capital spending for roads and public infrastructure as compared to historic levels.

Requests for information

This financial report is designed to provide a general overview of the Town of Buena Vista's financial position for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Town of Buena Vista, Colorado, P.O. Box 2002, Buena Vista, CO 81211.

FINANCIAL SECTION

Independent Auditors' Report

Town Council
Town of Buena Vista
Buena Vista, Colorado

We have audited the accompanying financial statements of the governmental activities, the business-type activities, fiduciary fund and each major fund of the Town of Buena Vista, Colorado as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, fiduciary fund and each major fund of the Town of Buena Vista, Colorado, as of December 31, 2012, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other-Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages I-XI and the budgetary comparison information on pages 36 through 38 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Buena Vista, Colorado's financial statements as a whole. The proprietary funds budgetary comparison information on pages 39 through 41 and Local Highway Finance Report on pages 42 and 43 are supplementary information for purposes of additional analysis and are not a required part of the financial statements.

The proprietary funds budgetary comparison information and the Local Highway Finance Report are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Johnson and Associates

Centennial, Colorado
September 14, 2013

BASIC FINANCIAL STATEMENTS

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF NET POSITION

December 31, 2012

	<u>Government Activities</u>	<u>Business - Type Activities</u>	<u>Total</u>
ASSETS			
Cash and cash equivalents	\$ 4,391,260	\$ 1,112,946	\$ 5,504,206
Cash and cash equivalents - restricted	-	568,938	568,938
Investments - restricted	984,849	12,040	996,889
Accounts receivable	36,366	239,456	275,822
Intergovernmental receivable	415,264	25,000	440,264
Property taxes receivable	323,849	-	323,849
Developer receivables	7,763	-	7,763
Prepaid expenses	37,658	200	37,858
Inventories, net	-	91,849	91,849
Capital assets, net	5,706,509	6,217,026	11,923,535
Total Assets	<u>11,903,518</u>	<u>8,267,455</u>	<u>20,170,973</u>
LIABILITIES			
Accounts payable	78,890	37,098	115,988
Accrued payroll liabilities	22,416	6,641	29,057
Accrued interest payable	-	8,929	8,929
Accrued compensated absences	72,852	11,492	84,344
Deposits/escrow accounts	59,280	-	59,280
Unearned revenue	609	5,689	6,298
Premium on bond payable	29,955	-	29,955
Notes payable - due within one year	90,000	71,723	161,723
Notes payable - due in more than one year	2,910,000	397,236	3,307,236
Total Liabilities	<u>3,264,002</u>	<u>538,808</u>	<u>3,802,810</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	<u>323,849</u>	<u>-</u>	<u>323,849</u>
NET POSITION			
Invested in capital assets, net of related debt	5,706,509	5,748,067	11,454,576
Restricted for emergencies (TABOR)	86,229	-	86,229
Restricted for special uses	195,554	568,938	764,492
Unrestricted	<u>2,327,375</u>	<u>1,411,642</u>	<u>3,739,017</u>
Total Net Position	<u>\$ 8,315,667</u>	<u>\$ 7,728,647</u>	<u>\$ 16,044,314</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2012

FUNCTIONS/PROGRAMS	<u>EXPENSES</u>	<u>PROGRAM REVENUES</u>		
		<u>CHARGES FOR SERVICES</u>	<u>OPERATING GRANTS AND CONTRIBUTIONS</u>	<u>CAPITAL GRANTS AND CONTRIBUTIONS</u>
Government Activities				
Current:				
General government	\$ 552,919	\$ 39,416	\$ 10,800	\$ -
Public safety	730,582	45,553	-	-
Community services	133,928	-	-	-
Public works	886,902	26,121	-	15,579
Culture and recreation	407,208	32,877	32,226	-
TOTAL GOVERNMENT ACTIVITIES	2,711,539	143,967	43,026	15,579
Business-Type Activities				
Current:				
Water operations	596,622	784,149	59,623	-
Airport operations	593,874	349,502	153,532	-
TOTAL BUSINESS - TYPE ACTIVITIES	1,190,496	1,133,651	213,155	-
TOTAL GOVERNMENT	\$ 3,902,035	\$ 1,277,618	\$ 256,181	\$ 15,579
GENERAL REVENUES				
Taxes				
Property				
Specific ownership				
General sales				
Franchise				
Other				
Investment income				
Transfers				
Miscellaneous				
TOTAL GENERAL REVENUES AND TRANSFERS				
CHANGE IN NET POSITION				
NET POSITION - Beginning of Year				
NET POSITION - End of Year				

The accompanying notes are an integral part of the financial statements.

NET (EXPENSE) REVENUE AND
CHANGES IN NET POSITION

GOVERNMENT ACTIVITIES	BUSINESS - TYPE ACTIVITES	TOTAL
\$ (502,703)	\$ -	\$ (502,703)
(685,029)	-	(685,029)
(133,928)	-	(133,928)
(845,202)	-	(845,202)
(342,105)	-	(342,105)
<u>(2,508,967)</u>	<u>-</u>	<u>(2,508,967)</u>
-	247,150	247,150
-	(90,840)	(90,840)
-	156,310	156,310
<u>(2,508,967)</u>	<u>156,310</u>	<u>(2,352,657)</u>
322,632	-	322,632
40,835	-	40,835
2,124,006	-	2,124,006
61,370	-	61,370
150,514	2,429	152,943
5,215	3,158	8,373
(175,000)	175,000	-
7,467	-	7,467
<u>2,537,039</u>	<u>180,587</u>	<u>2,717,626</u>
28,072	336,897	364,969
<u>8,287,595</u>	<u>7,391,750</u>	<u>15,679,345</u>
<u>\$ 8,315,667</u>	<u>\$ 7,728,647</u>	<u>\$ 16,044,314</u>

TOWN OF BUENA VISTA, COLORADO

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2012

	<u>GENERAL</u>	<u>CONSERVATION TRUST</u>	<u>CAPITAL IMPROVEMENT</u>	<u>TOTAL</u>
ASSETS				
Cash and cash equivalents	\$ 1,506,678	\$ -	\$ 2,884,582	\$ 4,391,260
Cash with fiscal agent	4,643	-	-	4,643
Investments	222,386	34,224	728,239	984,849
Accounts receivable	36,298	-	-	36,298
Taxes receivable	353,271	-	46,220	399,491
Property taxes receivable	323,849	-	-	323,849
Intergovernmental receivable	11,130	-	-	11,130
Developer receivables	7,763	-	-	7,763
Other receivables	-	-	68	68
Prepaid expenses	1,559	-	36,099	37,658
TOTAL ASSETS	<u>\$ 2,467,577</u>	<u>\$ 34,224</u>	<u>\$ 3,695,208</u>	<u>\$ 6,197,009</u>
LIABILITIES				
Accounts payable	\$ 66,413	\$ -	\$ 12,477	\$ 78,890
Accrued payroll	22,416	-	-	22,416
Developer deposits	59,280	-	-	59,280
Unearned revenue	-	-	609	609
TOTAL LIABILITIES	<u>148,109</u>	<u>-</u>	<u>13,086</u>	<u>161,195</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	323,849	-	-	323,849
FUND BALANCES				
Restricted	86,229	-	195,554	281,783
Committed	-	-	427,048	427,048
Assigned	218,984	34,224	3,059,520	3,312,728
Unassigned	1,690,406	-	-	1,690,406
TOTAL FUND BALANCE	<u>1,995,619</u>	<u>34,224</u>	<u>3,682,122</u>	<u>5,711,965</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 2,467,577</u>	<u>\$ 34,224</u>	<u>\$ 3,695,208</u>	<u>\$ 5,873,160</u>
TOTAL FUND BALANCE - GOVERNMENTAL FUNDS				\$ 5,711,965
Capital assets used in governmental activities are not resources and are not reported in the funds:				
Capital Assets				8,885,863
Accumulated Depreciation				(3,179,354)
Earned but unpaid accumulated leave balances are not reported in the funds:				
Compensated Absences				(72,852)
Long-term liabilities are not due and payable in the current period				
Bonds Payable				(3,000,000)
Premium on Bond Payable				<u>(29,955)</u>
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES				<u>\$ 8,315,667</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2012

	<u>GENERAL</u>	<u>CONSERVATION TRUST</u>	<u>CAPITAL IMPROVEMENT</u>	<u>TOTAL</u>
REVENUES				
Taxes	\$ 2,295,522	\$ -	\$ 285,112	\$ 2,580,634
Licenses and permits	90,545	-	-	90,545
Fines	31,259	-	-	31,259
Rental income	7,869	-	-	7,869
Intergovernmental	143,817	26,175	15,579	185,571
Contributions	2,724	-	3,327	6,051
Interest income	3,440	110	1,665	5,215
Other	7,468	-	-	7,468
TOTAL REVENUES	<u>2,582,644</u>	<u>26,285</u>	<u>305,683</u>	<u>2,914,612</u>
EXPENDITURES				
General government	586,109	-	-	586,109
Public safety	745,184	-	29,253	774,437
Community services	140,356	-	1,611	141,967
Public works	478,224	-	461,917	940,141
Culture and recreation	204,144	15,264	212,243	431,651
TOTAL EXPENDITURES	<u>2,154,017</u>	<u>15,264</u>	<u>705,024</u>	<u>2,874,305</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	428,627	11,021	(399,341)	40,307
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(415,000)	-	240,000	(175,000)
Debt Proceeds	-	-	3,029,955	3,029,955
TOTAL OTHER FINANCING SOURCES (USES)	<u>(415,000)</u>	<u>-</u>	<u>3,269,955</u>	<u>2,854,955</u>
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	13,627	11,021	2,870,614	2,895,262
FUND BALANCES, Beginning	<u>1,981,992</u>	<u>23,203</u>	<u>811,508</u>	<u>2,816,703</u>
FUND BALANCES, Ending	<u>\$ 1,995,619</u>	<u>\$ 34,224</u>	<u>\$ 3,682,122</u>	<u>\$ 5,711,965</u>

(Continued)

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS (Continued)
For the Year Ended December 31, 2012

NET CHANGE IN FUND BALANCES - ALL GOVERNMENTAL FUNDS	\$ 2,895,262
Debt issuance proceeds are reported as revenues in the funds:	(3,029,955)
Earned but unpaid accumulated leave balances are not reported in the funds:	
Change in Accrued Compensated Absences	23,382
Purchases of capital assets are expensed in governmental funds and depreciated on the statement of activities:	
Capitalized Assets	453,643
Depreciation Expense	<u>(314,259)</u>
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES	<u>\$ 28,072</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF NET POSITION-
PROPRIETARY FUNDS
December 31, 2012

	<u>WATER</u>	<u>AIRPORT</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Cash and cash equivalents	\$ 1,261,001	\$ (148,055)	\$ 1,112,946
Cash and cash equivalents - restricted	568,938	-	568,938
Investments	12,040	-	12,040
Intergovernmental receivable	-	25,000	25,000
Accounts receivable	74,004	165,452	239,456
Prepays	200	-	200
Inventory, net of allowance for obsolescence	52,618	39,231	91,849
Total Current Assets	<u>1,968,801</u>	<u>81,628</u>	<u>2,050,429</u>
Non-current Assets			
Capital assets			
Property, plant and equipment	7,551,505	7,591,375	15,142,880
Accumulated depreciation	<u>(3,199,732)</u>	<u>(5,726,122)</u>	<u>(8,925,854)</u>
Total Non-current Assets	<u>4,351,773</u>	<u>1,865,253</u>	<u>6,217,026</u>
TOTAL ASSETS	<u>6,320,574</u>	<u>1,946,881</u>	<u>8,267,455</u>
LIABILITIES			
Current Liabilities			
Accounts payable	19,618	17,480	37,098
Accrued interest	8,929	-	8,929
Unearned revenue	5,689	-	5,689
Accrued salaries and benefits	4,518	2,123	6,641
Current portion of long-term debt	<u>71,723</u>	<u>-</u>	<u>71,723</u>
Total Current Liabilities	<u>110,477</u>	<u>19,603</u>	<u>130,080</u>
			480,451
Long-Term Liabilities			
Notes and loans payable	397,236	-	397,236
Accrued compensated absences	<u>9,702</u>	<u>1,790</u>	<u>11,492</u>
Total Long-Term Liabilities	<u>406,938</u>	<u>1,790</u>	<u>408,728</u>
TOTAL LIABILITIES	<u>517,415</u>	<u>21,393</u>	<u>538,808</u>
NET POSITION			
Invested in capital assets, net of related debt	3,882,814	1,865,253	5,748,067
Restricted, special purposes	568,938	-	568,938
Unrestricted	<u>1,351,407</u>	<u>60,235</u>	<u>1,411,642</u>
TOTAL NET POSITION	<u>\$ 5,803,159</u>	<u>\$ 1,925,488</u>	<u>\$ 7,728,647</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

**STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION -
PROPRIETARY FUNDS**

For the Year Ended December 31, 2012

	<u>WATER</u>	<u>AIRPORT</u>	<u>TOTAL</u>
OPERATING REVENUES			
Water sales	\$ 764,078	\$ -	\$ 764,078
Water meter sales	7,321	-	7,321
Finance charges	10,400	-	10,400
Fuel sales	-	290,910	290,910
Rental revenue	-	17,834	17,834
Other revenues	1,300	-	1,300
Other fees	1,050	40,758	41,808
TOTAL OPERATING REVENUES	<u>784,149</u>	<u>349,502</u>	<u>1,133,651</u>
OPERATING EXPENSES			
Salaries and benefits	247,215	118,683	365,898
Fuel for resale	-	250,374	250,374
Professional services	48,405	10,056	58,461
Meters, materials, and freight	11,137	-	11,137
Insurance	9,606	14,441	24,047
Other general and administrative	31,141	32,421	63,562
Utilities	15,566	13,279	28,845
Repairs and maintenance	9,149	8,430	17,579
Plant and building operations	34,728	9,546	44,274
Capital outlay	2,571	(26)	2,545
Depreciation	154,891	136,670	291,561
TOTAL OPERATING EXPENSES	<u>564,409</u>	<u>593,874</u>	<u>1,158,283</u>
OPERATING INCOME (LOSS)	<u>219,740</u>	<u>(244,372)</u>	<u>(24,632)</u>
NON-OPERATING REVENUE (EXPENSE)			
Investment income	2,779	379	3,158
Operating grants and contributions	-	153,532	153,532
Other taxes	-	2,429	2,429
Interest and fiscal charges	(32,213)	-	(32,213)
Transfers in (out)	-	175,000	175,000
Cash capital contributions	59,623	-	59,623
TOTAL NON-OPERATING REVENUE (EXPENSE)	<u>30,189</u>	<u>331,340</u>	<u>361,529</u>
CHANGE IN NET POSITION	249,929	86,968	336,897
NET POSITION - Beginning	<u>5,553,230</u>	<u>1,838,520</u>	<u>7,391,750</u>
NET POSITION - Ending	<u>\$ 5,803,159</u>	<u>\$ 1,925,488</u>	<u>\$ 7,728,647</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

**STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS
For the Year Ended December 31, 2012**

	WATER	AIRPORT	TOTAL
Cash Flows From Operating Activities:			
Cash received from customers	\$ 784,451	\$ 476,641	\$ 1,261,092
Cash paid to suppliers and employees	(406,844)	(863,426)	(1,270,270)
Net Cash Provided (Used) by Operating Activities	<u>377,607</u>	<u>(386,785)</u>	<u>(9,178)</u>
Cash Flows From Non-capital Financing Activities:			
Transfers (to) from other funds	-	175,000	175,000
Operating grants and contributions received	-	128,532	128,532
Net Cash Provided by Non-capital Financing Activities	<u>-</u>	<u>303,532</u>	<u>303,532</u>
Cash Flows From Capital and Related Financing Activities:			
System development/resources fees	59,623	-	59,623
Additions to fixed assets	(61,730)	(188,485)	(250,215)
Loan Principal Payments	(71,722)	-	(71,722)
Loan and bond interest payments and fiscal charges	(32,213)	-	(32,213)
Net Cash (Used) by Capital and Related Financing Activities	<u>(106,042)</u>	<u>(188,485)</u>	<u>(294,527)</u>
Cash Flows From Investing Activities:			
Interest received	<u>2,779</u>	<u>379</u>	<u>3,158</u>
Net Increase in Cash	274,344	(271,359)	2,985
Cash - Beginning	<u>1,567,635</u>	<u>123,304</u>	<u>1,690,939</u>
Cash - Ending	<u>\$ 1,841,979</u>	<u>\$ (148,055)</u>	<u>\$ 1,693,924</u>
Cash and investments	\$ 1,261,001	\$ (148,055)	\$ 1,112,946
Restricted cash and investments	580,978	-	580,978
Total Cash - Ending	<u>\$ 1,841,979</u>	<u>\$ (148,055)</u>	<u>\$ 1,693,924</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:			
Operating Income (Loss)	\$ 219,740	\$ (244,372)	\$ (24,632)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:			
Depreciation	154,891	136,670	291,561
(Increase) Decrease in:			
Accounts receivable	(6,085)	103,328	97,243
Inventory	9,583	23,811	33,394
Increase (decrease) in:			
Accounts payable	4,634	(125,768)	(121,134)
Deposits/escrows	(2,092)	-	(2,092)
Accrued interest	(1,634)	-	(1,634)
Prepaid water charges	(4,106)	-	(4,106)
Unearned revenue	427	-	427
Accrued salaries and benefits	1,538	1,234	2,772
Accrued compensated absences	608	769	1,377
Total Adjustments	<u>157,867</u>	<u>(142,413)</u>	<u>15,454</u>
Net Cash Provided by Operating Activities	<u>\$ 377,607</u>	<u>\$ (386,785)</u>	<u>\$ (9,178)</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF NET POSITION-
FIDUCIARY FUND
December 31, 2012

ASSETS

Investments	<u>\$ 368,926</u>
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NET POSITION

Held in trust for pension benefits	<u>\$ 368,926</u>
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The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUND
For the Year Ended December 31, 2012

ADDITIONS	
Town contributions	\$ 12,000
State funding	21,600
Other adjustments	36,443
Investment income	<u>1,643</u>
 TOTAL ADDITIONS	 <u>71,686</u>
 DEDUCTIONS	
Pension payments	<u>29,652</u>
 CHANGES IN NET POSITION	 42,034
 TOTAL NET POSITION- JANUARY 1	 <u>326,892</u>
 TOTAL NET POSITION - DECEMBER 31	 <u><u>\$ 368,926</u></u>

The accompanying notes are an integral part of the financial statements.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Buena Vista (the Town) was incorporated under Colorado statutes in 1879 and provides services related to public safety, highways and streets, airport, water, recreation, planning and zoning, and general administration. The Town is the lowest level of government having oversight responsibility and control over all activities within the geographical area organized as the Town of Buena Vista, Colorado. The Town is located in Chaffee County, Colorado and is governed by an elected Mayor and Board of Trustees (the Town Board), which are responsible for setting policy, appointing administrative personnel and adopting an annual budget.

The Town's financial statements are prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the town's accounting policies are described below.

A. Reporting Entity

The financial statements of the reporting entity include those of the Town (the primary government) and its component units. The criteria used in determining the scope of the reporting entity are based on the provisions of GASB Statement No. 14, *The Financial Reporting Entity* (GASB 14), as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units - an amendment of GASB 14*. The requirements for inclusion as a component unit are based primarily upon whether the Town is considered financially accountable for the potential component unit. The Town is financially accountable if it appoints a voting majority of a potential component unit's governing body and is able to impose its will on that potential component unit, or because the potential component unit will provide specific a financial benefit to or impose a specific financial burden on the Town. The Town does not have any component units.

Basis Of Presentation

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's major funds).

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the primary government, excluding fiduciary activities. The effect of interfund activity has been removed from these statements, with the exception of interfund services provided and used.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, unrestricted interest earnings and other items not properly included among program revenues are reported instead as *general revenues*.

Fund Financial Statements

Following the government-wide financial statements are separate financial statements for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The total fund balances for all governmental funds is reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balance for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

Fund Accounting

The Town uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with self-balancing accounts. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The Town has all three categories of funds: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are those through which most governmental functions of the Town are financed. The acquisition, use, and balances of the Town's expendable financial resources and the related liabilities (except those accounted for in the proprietary fund) are accounted for through governmental funds. The measurement focus is on determination of and changes in financial position, rather than on net income. The following are the Town's governmental major funds:

The **General Fund** is used to account for all financial resources except those required to be accounted for in another fund and is the general operating fund of the Town.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The **Conservation Trust Fund** accounts for receipts and expenditures with respect to State allocations of lottery proceeds.

The **Capital Improvement Fund** accounts for receipts and expenditures with respect to capital projects. Revenues derived by this fund include a half-cent street improvement sales tax, cash-in-lieu fees from developers for parks, open space and trails, and capital grants.

Proprietary Funds

Proprietary funds are used to account for activities that are similar to those found in the private sector. The measurement focus is on the determination of net income and capital maintenance. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Of the types of proprietary funds (enterprise and internal service funds), the Town only has enterprise funds. The Town has the following proprietary funds:

Enterprise Funds - the enterprise fund is used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis is to be financed or recovered primarily through user charges. The Town has the following enterprise funds:

The **Water Fund** accounts for all the activities necessary for the provision of water services to Town residents.

The **Airport Fund** accounts for all the activities necessary for the operation of the Town's general aviation airport.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fiduciary Fund Type - Pension Trust Funds - Pension Trust Funds are used to account for assets held by the Town in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds. The Pension Trust Funds are accounted for in essentially the same manner as proprietary funds. The Town has the following fiduciary fund.

The **Volunteer Firefighters Pension Fund** accounts for the volunteer firefighters' pension investments.

B. Measurement Focus And Basis Of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus And Accrual Basis

Governmental and business-type activities in the government-wide financial statements, the proprietary fund financial statements, and the fiduciary fund financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Current Financial Focus And Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the fiscal period. The primary revenue sources, which have been treated as susceptible to accrual by the Town, are property tax, sales tax, intergovernmental revenues and other taxes. All other revenue items are considered to be measurable and available only when cash is received by the Town.

Expenditures are generally recorded when a liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, are recorded only when payment is due (i.e. matured).

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Cash, Cash Equivalents And Investments

The Town considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. State statutes and Town policy authorize the Town to invest in obligations of the United States or any agency thereof, time deposit certificates, and repurchase agreements. The Pension Trust Funds are also authorized to invest in corporate common or preferred stocks, bonds and mortgages, real or personal property, and other evidence of indebtedness or ownership (excluding any debt of the Town itself), and individual insurance policies.

D. Restricted Assets

Certain resources set aside for emergencies, specified voter approved projects and Water Fund operations and maintenance reserves are classified as restricted assets on the balance sheet because their use is limited by Colorado State Statutes, enabling legislation and debt covenants.

E. Receivables

The Town uses the allowance method for recognizing the uncollectable delinquent accounts receivable. At December 31, 2012, no allowance has been established, as all amounts are considered collectible. Each October, any utility bills more than 60 days old are certified to the County Treasurer for collection with the property taxes to be collected the following year.

F. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed, but uncollected, property taxes for calendar year 2012 have been recorded as a receivable and as deferred revenue. Property taxes are billed and collected by Chaffee County, Colorado and distributed to the municipalities and special districts within the county the month after collection.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. Inventories

Water parts are valued at market values based on current pricing. Airport fuel inventories are valued at average cost. The allowance for obsolete inventory at December 31, 2012 was \$2,769 for the Water Fund. The allowance for fuel loss was \$2,351 at year end for the Airport Fund.

H. Interfund Receivables and Payables

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expended are recorded as transfers. Such transfers are reported as other financing sources (uses) in the governmental funds and transfers in (out) in the proprietary funds.

Transactions between the Town's various funds are accounted for as revenues and expenditures or expenses in the funds involved if they are similar to transactions with organizations external to Town government.

Activity between funds that is representative of borrowing/lending arrangements outstanding at the end of the fiscal year is referred to as either "due to/due from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

In the process of aggregating data for the statement of net position and the statement of activities some amounts reported on interfund activity and balances in the funds have been eliminated or reclassified. Interfund receivables and payables were eliminated to minimize the "grossing up" effect on assets and liabilities within the governmental activities column.

I. Capital Assets

Capital assets, which include property, equipment, and infrastructure (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost where historical records are available or estimated historical costs where no historical records exist. Donated capital assets are recorded at estimated fair value at the date of donation.

The cost of normal maintenance and repairs that does not add to the value of the asset or materially extend the asset's life is not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital assets (excluding land, water rights, construction in progress and capital assets held for other government) are depreciated using the straight-line method over the following estimated useful lives:

Land improvements	7 - 20 years
Buildings and improvements	10 - 50 years
Equipment and vehicles	5 - 20 years
Infrastructure	7 - 40 years

Capital assets held for other government represents a sewer line constructed in 2004 and 2005 from several funding sources, including Federal grants. This sewer line will ultimately be conveyed to the Buena Vista Sanitation District, the government responsible for provision of sanitation services within Town boundaries. No depreciation is reported by the Town for the sewer line as a separate government is the operator of this system and the Town does not recognize any associated revenue.

J. Compensated Absences

Vacation, sick leave, and compensatory time are accrued as earned. Accumulated unpaid vacation, compensatory time, and vested sick leave amounts are recorded in the government-wide financial statements by fund. The Town's personnel policy imposes limits on the maximum accrual of accumulated vacation time and sick leave. Upon termination, accrued unpaid vacation and compensatory time will be paid to the employee. Accrued sick leave has a cash value upon termination only if the employee has at least five years of full-time service with the Town at termination. Accrued compensated absences are liquidated by the fund that incurred the liability during the employee's employment.

A liability for vested, accrued leave time is reported in the governmental funds only if the amounts due at year end have matured.

K. Long-Term Debt

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt is reported as a liability in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

L. Net Position

In the government-wide and proprietary fund financial statements, net position is displayed in three components as follows:

Invested In Capital Assets, Net Of Related Debt - This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted - This consists of net position legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted - This consists of net position not meeting the definition of "restricted" or "invested in capital assets, net of related debt."

When an expense is incurred for purposes for which restricted and unrestricted net position is available, the Town's policy is to apply restricted net position first.

M. Fund Balance-. Governmental Funds

The following fund balance classifications describe the relative strength of the spending constraints placed on a government's fund balance and purposes for which resources can be used:

- Nonspendable fund balance - amounts that are not in a spendable form (such as inventory) or are required to be maintained intact;
- Restricted fund balance - amounts constrained to specific purposes by their provides (such as grantor, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;
- Committed fund balance - amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest level action to remove or change the constraint;

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Assigned fund balance - amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing board delegates the authority;
- Unassigned fund balance - amounts that are available for any purpose; positive amounts are reported only in the general fund.

The Town Board of Trustees establishes (and modifies or rescinds) fund balance commitments by passage of a resolution or ordinance. Each December the budget is adopted by resolution for the coming year. A fund balance commitment is indicated in the budget by the use of reserves. The budget document will also identify the budgeted use of any restricted funds planned in the budget.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Town Council has provided otherwise in its commitment or assignment actions.

N. Use Of Estimates

The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

NOTE 2: DEPOSITS AND INVESTMENTS

The Town's investment policy conforms to the investment policy guidelines set forth by the State of Colorado. The Town's investment policy sets the primary objectives of investments activities to be safety, liquidity, and yield, in that order. The policy sets a conservative, "prudent person" approach to investment purchases and management of the overall portfolio. The Town's Volunteer Firefighters Pension Trust is managed by the Fire and Police Pension Association of Colorado in accordance with state statute.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

At year end, the Town had the following deposits and investments as reported in the financial statements:

Cash and investments at December 31, 2012 consisted of the following:

<u>Type</u>	<u>Rating</u>	<u>Carrying Value</u>
Deposits:		
Demand deposits		\$ 5,355,090
Cash on hand		718
		<u>5,355,808</u>
Investments:		
Certificates of Deposit		679,216
Colotrust	AAAm by S & P	1,035,009
		<u>1,714,225</u>
Total deposits and investments		<u>\$ 7,070,033</u>
Reconciliation to Statement of Net Assets		
Current:		
Cash and cash equivalents - unrestricted		\$ 6,501,095
Cash and cash equivalents - restricted		568,938
		<u>\$ 7,070,033</u>

At December 31, 2012, Town Funds had the following restricted cash and investments:

Water Fund:	
Water system development	\$ 407,851
CWRPDA loan - operations and maintenance reserve	<u>161,086</u>
Total Cash and cash equivalents - restricted	<u>\$ 568,938</u>

A. Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible depositories. The statutes specify eligible depositories for public cash deposits, which must be Colorado institutions and must maintain federal insurance (FDIC) on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets maintained by another institution or held in trust for all of its local government depositors as a group with a market value of at least 102% of the uninsured deposits. The State Regulatory Commission for banks and savings and loan associations are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

As of December 31, 2012, the Town had bank deposits of \$3,657,060. Depositor's insurance (FDIC) covers \$500,000 of this amount; the balance is collateralized with securities held by the pledging financial institution's trust department or agent in a pledged collateral pool.

B. Investments

The Town's investment policy lists the authorized investment types as defined by Colorado statutes. Authorized investments include: direct obligations of the United States, obligations of U.S. government agencies, general or revenue obligations of any state of the United States, any territory, or political subdivision of any state, qualified bankers' acceptances, commercial paper, certificates of participation, repurchase agreements, qualified local government investment pool, money market funds, qualified corporate or bank debt, and certain guaranteed investment contracts. The Town held no such investments at December 31, 2012.

Local Government Investment Pool - At December 31, 2012, the Town had \$1,035,009 invested in COLOTRUST, an investment vehicle established by State statute for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces the requirements of creating and operating COLOTRUST. COLOTRUST operates similar to money market funds and each share is equal in value to \$1.00. COLOTRUST is rated AAAM by Standard and Poor's. Investments are limited to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodian's internal records identify the investments owned by the participating governments.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. To minimize credit risk the Town requires that U.S. Agency Securities have the highest possible rating. Colorado statutes establish standards for local government investment pools and the Town requires the investment pool to maintain the highest possible rating.

Interest Rate Risk - Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. State statute limits investments in U.S. Agency Securities to a maximum five-year maturity. The Town seeks to minimize interest rate risk by:

- Structuring investments to meet ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and
- Structuring investments to have staggered maturities of less than five years.

Custodial Risk - For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the Town will not be able to recover the value of the investments or collateral securities that are in the

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

possession of an outside party. In accordance with Town policy, custodial risk is minimized by pre-qualifying custodial institutions, diversifying the investment portfolio, and maintaining quality standards for investments. At December 31, the Town held no investments with custodial institutions other than COLOTRUST.

Concentration of Credit Risk - State statutes generally do not limit the amount the Town may invest in one issuer. However, the Town's investment policy require diversification of investments, including limiting the concentration of investments in one issuer. At December 31, 2012, the Town's investments account for 42.3% of total deposits and investments.

C. Pension Trust Funds

At December 31, 2012 the Town had \$368,926 invested with the Fire and Police Pension Association of Colorado (FPPA) on behalf of the volunteer firefighters. The town has no regulatory oversight of the unrated Member's Benefit Investment Fund where the Town's assets are invested.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 3: CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2012 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital assets not being depreciated:				
Land	\$ 1,043,709	\$ -	\$ -	\$ 1,043,709
Assets held for other government	535,718	-	-	535,718
Total capital assets not being depreciated	<u>1,579,427</u>	<u>-</u>	<u>-</u>	<u>1,579,427</u>
Capital assets being depreciated:				
Land improvements	724,064	192,484	-	916,548
Buildings and improvements	1,489,857	-	-	1,489,857
Vehicles and heavy equipment	906,811	200,472	-	1,107,283
Equipment and furniture	972,172	-	-	972,172
Infrastructure	2,759,889	60,687	-	2,820,576
Total capital assets being depreciated	<u>6,852,793</u>	<u>453,643</u>	<u>-</u>	<u>7,306,436</u>
Less accumulated depreciation for:				
Land improvements	(84,435)	(37,406)	-	(121,841)
Buildings and improvements	(752,002)	(37,574)	-	(789,575)
Vehicles and heavy equipment	(780,933)	(41,995)	-	(822,928)
Equipment and furniture	(787,875)	(27,357)	-	(815,232)
Infrastructure	(459,852)	(169,927)	-	(629,779)
Total accumulated depreciation	<u>(2,865,096)</u>	<u>(314,259)</u>	<u>-</u>	<u>(3,179,355)</u>
Total capital assets being depreciated, net	<u>3,987,697</u>	<u>139,384</u>	<u>-</u>	<u>4,127,082</u>
Governmental Activities Capital Assets, Net	<u><u>\$ 5,567,124</u></u>	<u><u>\$ 139,384</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,706,509</u></u>

Depreciation expense was charged to functions of the Town as follows:

General Government	\$ 20,538
Public Safety	26,553
Public Works	186,478
Culture and Recreation	80,690
Total	<u><u>\$ 314,259</u></u>

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 3: CAPITAL ASSETS (Continued)

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-Type Activities:				
Capital assets not being depreciated:				
Land and water rights	\$ 697,079	\$ -	\$ -	\$ 697,079
Total capital assets not being depreciated	<u>697,079</u>	<u>-</u>	<u>-</u>	<u>697,079</u>
Capital assets being depreciated:				
Buildings and treatment plant	1,647,741	-	-	1,647,741
Distribution systems	4,292,293	66,356	-	4,358,649
Storage tanks	1,579,146	-	-	1,579,146
Vehicles and equipment	1,065,514	122,857	-	1,188,371
Airport infrastructure	1,594,324	-	-	1,594,324
Land improvements	3,973,273	72,382	-	4,045,655
Office furniture and fixtures	31,915	-	-	31,915
Total capital assets being depreciated	<u>14,184,206</u>	<u>261,595</u>	<u>-</u>	<u>14,445,801</u>
Less accumulated depreciation for:				
Buildings and treatment plant	(776,933)	(42,260)	-	(819,193)
Distribution systems	(1,566,363)	(92,990)	-	(1,659,353)
Storage tanks	(558,432)	(34,002)	-	(592,434)
Vehicles and equipment	(845,586)	(53,674)	-	(899,260)
Airport infrastructure	(1,480,801)	(28,381)	-	(1,509,182)
Land improvements	(3,390,106)	(34,974)	-	(3,425,080)
Office furniture and fixtures	(16,072)	(5,280)	-	(21,352)
Total accumulated depreciation	<u>(8,634,293)</u>	<u>(291,561)</u>	<u>-</u>	<u>(8,925,854)</u>
Total capital assets being depreciated, net	<u>5,549,913</u>	<u>(29,966)</u>	<u>-</u>	<u>5,519,947</u>
Business-Type Activities Capital Assets, Net	<u>\$ 6,246,992</u>	<u>\$ (29,966)</u>	<u>\$ -</u>	<u>\$ 6,217,026</u>

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 4: INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Transfers for 2012 were as follows:

	<u>Transfers Out</u>	<u>Transfers In</u>
General	\$ 415,000	\$ -
Airport	-	175,000
Capital Improvement	-	240,000
	<u>\$ 415,000</u>	<u>\$ 415,000</u>

Transfers are used to move unrestricted General Fund revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsidies or matching funds for various grant programs.

NOTE 5: LONG-TERM DEBT

Governmental Activities - The following summarizes the changes in the Town's governmental long-term debt activities for the year ended December 31, 2012:

	<u>Balance January 1, 2012</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance December 31, 2012</u>	<u>Due Within One Year</u>
Governmental Activities					
2012 Sales tax revenue bonds	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 90,000
Compensated absences	96,233	11,729	35,110	72,852	-
Total Governmental Activities	<u>\$ 96,233</u>	<u>\$ 3,011,729</u>	<u>\$ 35,110</u>	<u>\$ 3,072,852</u>	<u>\$ 90,000</u>

Issue: 2012 Sales Tax Revenue Bonds - Capital Improvements Fund

Original Amount: \$3,000,000

Interest: 2.0%

Purpose: to design, construct and install street improvements within the Town.

<u>Payment</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Balance December 31</u>
2013	\$ 90,000	\$ 85,236	\$ 175,236	\$ 2,910,000
2014	90,000	86,375	176,375	2,820,000
2015	90,000	84,575	174,575	2,730,000
2016	95,000	82,775	177,775	2,635,000
2017	95,000	80,875	175,875	2,540,000
2018-2022	510,000	373,250	883,250	2,030,000
2023-2027	575,000	304,725	879,725	1,455,000
2028-2032	670,000	211,250	881,250	785,000
2033-2037	785,000	90,750	875,750	-
	<u>\$ 3,000,000</u>	<u>\$ 1,399,811</u>	<u>\$ 4,399,811</u>	

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 5: LONG-TERM DEBT (Continued)

Business-type Activities - The following summarizes the changes in the Town's business-type long-term debt activities for the year ended December 31, 2012:

	Balance January 1, 2012	Issued	Retired	Balance December 31, 2012	Due Within One Year
Business-Type Activities					
1998 CWRPDA Loan	\$ 540,682	\$ -	\$ 71,723	\$ 468,959	\$ 71,723
Compensated absences	10,116	16,849	15,473	11,492	-
Total Business-Type Activities	<u>\$ 550,798</u>	<u>\$ 16,849</u>	<u>\$ 87,196</u>	<u>\$ 480,451</u>	<u>\$ 71,723</u>

Issue: Colorado Water Resources And Power Development Authority (CWRPDA) Loan

On June 1, 1998, the Town entered a \$1,324,120 loan agreement with CWRPDA, the proceeds of which were utilized to construct a 600,000 gallon water storage tank, a transmission pipeline, and an extension of the infiltration system, a new well, and related equipment for the Water Enterprise Fund. Principal, interest, and administrative fee payment (which are reported as interest expense on the financial statements) are due annually on February 1 and August 1 through 2018.

The loan agreement contains various restrictive covenants and requirements, including maintenance of a three month operating and maintenance reserve. In addition, the loan agreement requires the Town to establish water rates at a level sufficient to cover operating expenses, as defined in the agreement, 110% of the current year debt service costs on this loan, any amount required to be paid into a debt service reserve account for that year, debt service for the current year on any subordinated debt, and any other amounts to be paid out of current year operations.

<u>Payment</u>	<u>Principal</u>	<u>Interest</u>	<u>Administrative Fee</u>	<u>Total</u>	<u>Balance December 31</u>
2013	\$ 71,723	\$ 12,847	\$ 10,593	\$ 95,163	\$ 397,236
2014	71,723	10,882	10,593	93,198	325,513
2015	77,240	8,918	10,593	96,751	248,273
2016	77,240	6,802	9,269	93,311	171,033
2017	82,757	4,685	6,621	94,063	88,276
2018	88,276	2,418	3,972	94,666	-
	<u>\$ 468,959</u>	<u>\$ 46,552</u>	<u>\$ 51,641</u>	<u>\$ 567,152</u>	

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 5: LONG-TERM DEBT (Continued)

Operating Leases

The Town is committed under various leases for office equipment. For accounting purposes, these leases are considered to be operating leases, and therefore, the liability and the related assets have not been recorded in these financial statements.

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS

A. Police Department Money Purchase Pension Plan

The Town contributes to a single-employer defined contribution money purchase pension plan (the Pension Plan) on behalf of all full-time police officers. The contribution requirements of Pension Plan participants and the Town are established, and may be amended, by the Board of Trustees.

All full-time sworn police employees of the Town are eligible to participate in the Plan. The Town is required to contribute 8% of each participating employee's compensation, and each employee must contribute an equal matching amount. Employees may also make voluntary contributions to the Pension Plan but may not contribute in excess of 10% of their compensation. Employee contributions to the Pension Plan become immediately vested while Town contributions are fully vested after six years. Unvested contributions are returned to the Town when an employee terminates employment and cashes out of the Pension Plan and are recognized on the financial statements as revenue in the year received.

For the year ended December 31, 2012, the Town contributed \$33,738 to the Pension Plan on behalf of participating employees. Pension Plan participants made equal contributions in 2012.

All Pension Plan investments are managed by Oppenheimer Funds. As the Town is neither the administrator nor the trustee of the Pension Plan, it has no liability for losses under the plan. Consequently, the Pension Plan is not part of the Town's financial statements.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

B. General Employees Retirement Plan - Section 401(a) Plan

For all regular full-time employees, other than police officers, the Town contributes to a cost-sharing multiple-employer defined contribution pension plan (the Retirement Plan). The Retirement Plan, which is administered by Colorado County Officials and Employees Retirement Association (CCOERA), offers employees who have been with the Town for six months and that work at least 32 hours per week every month of the year, the opportunity to build retirement savings by pre-tax contributions of 3% of salary, which are matched with Town contributions. Employee contributions to the Pension Plan become immediately vested. Town contributions are vested at an annual rate of 25%. Town contributions become fully vested after four years. The contribution requirements of Retirement Plan participants and the Town are established, and may be amended, by the Board of Trustees. Unvested employer contributions are returned to the Town when an employee terminates employment and cashes out of the Retirement Plan. The amounts returned are recognized on the financial statements as revenue in the year received.

For the year ended December 31, 2012, the Town contributed \$20,804 to the Retirement Plan on behalf of participating employees. Participants of the Retirement Plan made equal matching contributions in 2012. No unvested contributions were returned to the Town in 2012.

CCOERA is also the Trustee of the Retirement Plan and, accordingly, the Town has no liability for losses under the plan. Consequently, the Retirement Plan is not part of the Town's financial statements.

C. Deferred Compensation Plan

All employees are eligible to participate in a deferred compensation plan that was created in accordance with the Internal Revenue Code section 457 (the Deferred Compensation Plan). The Deferred Compensation Plan, which is administered by CCOERA, permits participants to defer a portion of their salary until future years. All compensation deferred under the Deferred Compensation Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the participants and their beneficiaries. Compensation deferred under the Deferred Compensation Plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

Participants may elect to defer any percentage of their annual compensation, provided that the total annual contribution does not exceed limitations established by the Internal Revenue Service. The Town does not contribute to the Deferred Compensation Plan.

The individual participants determine investment decisions within the Deferred Compensation Plan and, therefore, the Deferred Compensation Plan's investment concentration varies between participants.

CCOERA is also the Trustee of the Deferred Compensation Plan and, accordingly, the Town has no liability for losses under the plan. Consequently, the Deferred Compensation Plan is not part of the Town's financial statements.

D. Death And Disability Benefits

Death and disability coverage is provided to full-time police officers through the Statewide Death and Disability Plan, which is administered by the FPPA. During the past year, the Town's required contribution rate was 2.6% of base salary for members. Total Town contributions to this plan totaled \$6,866 during 2012. Employees are not required to contribute to this plan.

E. Volunteer Firefighters' Pension Plan

1. Plan Description

The Town provides a defined benefit pension plan for volunteer fire fighters (the Plan), affiliated with FPPA. Assets of the Plan are comingled for investment purposes in the Fire and Police Member's Benefit Fund, an agent multiple-employer defined benefit pension Plan administered through FPPA.

FPPA issues a publicly available annual financial report that includes the assets of the Plan. That report may be obtained by writing to FPPA of Colorado, 5290 DTC Parkway, Suite 100, Englewood, Colorado 80111 or by calling FPPA at (303) 770-3772 in the Denver Metro area, or 1-800-332-FPPA (3772) from outside the metro area.

The Plan, as established and amended by the Plan's Board of Trustees through the Bylaws, provides for a monthly pension of \$220 for volunteers who have satisfied the normal age and service requirements and pro rata pensions for volunteers who have satisfied the normal age but only a portion of the service requirement. It further provides death benefits and a partial pension (50% of the amount the volunteer has earned) for surviving spouses. The normal age and service requirement is the date a volunteer reaches 50 years of age and completes 20 years of service. Pro-rata pensions would apply to volunteers who reached 50 years of age and had between 10 and 20 years of service.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

2. Basis Of Accounting

The financial statements of the Plan are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. The investments are presented at fair value except for short-term investments recorded at cost, which approximates fair value.

3. Funding Policy

Participating volunteer firefighters do not contribute to the pension plan. Contributions to the Plan are made by the Town and through a 90% matching grant from the State of Colorado. The contribution requirements of the Plan are established under Title 31, Article 30 of the Colorado Revised Statutes, as amended. The Town contributed \$12,000 to the Plan for the year ended December 31, 2012.

4. Actuarial Information

An actuarial firm determined the Annual Required Contribution as of the January 1, 2011 study (the most recent prepared) using the "entry age" actuarial cost method. The significant actuarial assumptions used in the January 1, 2011 valuation were:

- a. Interest rate - 8% per annum
- b. Retirement - Age 50 and 20 years of service
- c. Inflation - 3.5%
- d. Amortization method - Level dollar - open
- e. Asset valuation method - 3-year smoothed fair market value
- f. Changes in actuarial assumptions from 2007 - No changes from the 2007 valuation
- g. Changes in actuarial methods from 2007 - Removed the corridor and moved from a method of individual investment income gain or loss base recognition to aggregate investment income gain or loss base recognition.

The following information is based on the most recent actuarial studies available:

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability	Unfunded Actuarial Liability	Funded Ratio	Annual Covered Payroll	Liability as a % of Covered Payroll
1/1/2011	\$ 336,976	\$ 384,738	\$ 47,762	87.6%	\$ -	-
1/1/2009	\$ 294,650	\$ 374,766	\$ 80,116	78.6%	\$ -	-
1/1/2007	\$ 303,205	\$ 353,567	\$ 50,662	85.8%	\$ -	-

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 7: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used to declare emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved \$86,229, which is the approximate required reserve at December 31, 2012.

The Town's voters approved the following ballot issue on November 6, 2001:

Excluding ad valorem property taxes and rates, and without creating any new taxes, increasing any tax rate, or adding any new taxes of any kind, shall the Town of Buena Vista, Colorado, be permitted to collect, retain, and spend, for the fiscal year of 2001 and for each and every year thereafter, the full proceeds of the Town's taxes, grants and other revenues for expenditure on lawful municipal purposes, notwithstanding any State of Colorado restrictions on spending including the restrictions of Article X, Section 20 of the Constitution of the State of Colorado, and that these shall each constitute a voter approval revenue change?

The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 8: RISK MANAGEMENT

The Town is exposed to various risks of loss related to workers compensation and general liability. The Town has acquired commercial coverage for these risks and any settled claims are not expected to exceed the commercial insurance coverage.

The Town is also exposed to the risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions. To address such risks, the Town is a participant in the public entity risk pool administered by Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of \$500,000 per claim or occurrence for property damage, \$600,000 per claim or occurrence for liability, and \$150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources. While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate losses at December 31, 2012. No settlements of claims against the Town in the last three years have exceeded the Town's coverage.

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. The board of directors may credit member municipalities' future contributions in the event of a surplus. Although it has never occurred, CIRSA member municipalities are subject to a supplemental assessment in the event of a deficiency.

For 2012, the Town's deductible for property and liability claims per occurrence is \$1,000 for each. The auto liability deductible and the auto physical damage deductible are both \$1,000 per occurrence.

The Town carries no deductible for workers Compensation coverage. CIRSA's coverage for workers' compensation claims are the Colorado statutory limits of \$500,000 per occurrence and \$1,000,000 for employer liability.

The Town also carries accident medical insurance coverage for volunteers through CIRSA. This provides a medical coverage for a minor injury a volunteer receives when serving the Town in a volunteer capacity such as a community service worker, volunteer trail work, or volunteer coaching for recreation. Coverage is \$15,000 per occurrence with a \$25 deductible.

TOWN OF BUENA VISTA, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2012

NOTE 9: COMMITMENTS AND CONTINGENCIES

A. Legal Claims

The Town is a defendant in a number of lawsuits pertaining to matters which are incidental to performing routine governmental and other functions. Based on the current status of these legal proceedings, it is the opinion of management that they will not have a material effect on the Town's financial position.

B. Federal And State Grants And Financial Sources

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Such audits could lead to reimbursements to the grantor agencies. It is the opinion of management that such reimbursements, if any, will not have a material effect on the Town's financial position.

NOTE 10: SUBSEQUENT EVENTS

The Town has performed an evaluation of subsequent events from 2012 year-end through September 14, 2013, which is the date the financial statements were available to be issued. The evaluation did not result in any subsequent events that required disclosures and/or adjustments.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE GENERAL FUND

For the Year Ended December 31, 2012

With Comparative Totals for the Year Ended December 31, 2011

	2012			2011
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)	ACTUAL
REVENUES				
Taxes:				
General property	\$ 311,690	\$ 322,632	\$ 10,942	\$ 299,047
Specific ownership	32,485	40,835	8,350	35,313
Franchise fees	57,337	61,370	4,033	60,659
General sales	1,722,428	1,838,894	116,466	1,774,035
Mineral severance	20,504	22,455	1,951	14,504
Cigarette	8,629	9,336	707	9,865
Total Taxes	<u>2,153,073</u>	<u>2,295,522</u>	<u>142,449</u>	<u>2,193,423</u>
Charges for Services:				
Business licenses	21,758	20,295	(1,463)	26,238
Building and development fees	4,040	7,248	3,208	2,037
Other permits and fees	20,276	18,873	(1,403)	25,355
Recreation fees and permits	29,346	25,008	(4,338)	31,818
Fines	16,518	31,259	14,741	18,234
Cemetery fees	5,290	19,121	13,831	10,750
Lease income	7,970	7,869	(101)	7,870
Total Charges for Services	<u>105,198</u>	<u>129,673</u>	<u>24,475</u>	<u>122,302</u>
Intergovernmental:				
Highway users tax	118,656	115,354	(3,302)	115,997
County road and bridge tax	3,105	3,369	264	3,180
Grants	-	10,800	10,800	12,780
Motor vehicle registration	13,423	14,294	871	13,883
Total Intergovernmental	<u>135,184</u>	<u>143,817</u>	<u>8,633</u>	<u>145,840</u>
Other Revenues				
Contributions	3,896	2,724	(1,172)	7,500
Earnings on investments	1,500	3,440	1,940	2,958
Other revenue	8,100	7,468	(632)	15,529
Total Other Revenues	<u>13,496</u>	<u>13,632</u>	<u>136</u>	<u>25,987</u>
TOTAL REVENUES	<u>2,406,951</u>	<u>2,582,644</u>	<u>175,693</u>	<u>2,487,552</u>

(Continued)

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE GENERAL FUND

For the Year Ended December 31, 2012

With Comparative Totals for the Year Ended December 31, 2011

	2012			
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)	2011 ACTUAL
EXPENDITURES				
General Government:				
Mayor and Board of Trustees	17,560	17,844	(284)	36,504
Town Clerk	78,321	80,273	(1,952)	68,673
Municipal Court	60,781	61,917	(1,136)	60,544
Town Administrator	312,624	256,863	55,761	282,527
Financial Administration	120,474	134,349	(13,875)	119,614
Town Hall Operations	22,279	11,702	10,577	23,618
Public Support	22,059	17,298	4,761	19,292
Elections	4,975	5,863	(888)	86
Total General Government	<u>639,073</u>	<u>586,109</u>	<u>52,964</u>	<u>610,858</u>
Public Safety:				
Police	672,346	666,100	6,246	625,526
Fire	72,170	61,695	10,475	76,218
Public Safety Complex	19,078	17,389	1,689	18,863
Total Public Safety	<u>763,594</u>	<u>745,184</u>	<u>18,410</u>	<u>720,607</u>
Community Services				
Development	110,633	109,955	678	94,653
Community Center	32,410	22,387	10,023	30,323
Public Television	11,627	8,014	3,613	13,464
Total Community Services	<u>154,670</u>	<u>140,356</u>	<u>14,314</u>	<u>138,440</u>
Public Works:				
Streets and Properties - Maintenance and Improvements	<u>478,206</u>	<u>478,224</u>	<u>(18)</u>	<u>472,074</u>
Culture and Recreation:				
Parks	177,882	160,291	17,591	160,582
Cemetery	14,106	10,618	3,488	10,722
Recreation Programs	47,959	33,235	14,724	33,188
Total Culture and Recreation	<u>239,947</u>	<u>204,144</u>	<u>35,803</u>	<u>204,492</u>
TOTAL EXPENDITURES	<u>2,275,490</u>	<u>2,154,017</u>	<u>121,473</u>	<u>2,146,471</u>
Other Financing Sources (Uses)				
Bad Debt Expense	-	-	-	(55,592)
Insurance Proceeds	-	-	-	71
Transfers In (Out)	(415,000)	(415,000)	-	(568,000)
Total Other Financing Sources	<u>(415,000)</u>	<u>(415,000)</u>	<u>-</u>	<u>(623,521)</u>
Net Change in Fund Balance	(283,539)	13,627	54,220	(282,440)
Fund Balances - Beginning of Year	<u>1,981,992</u>	<u>1,981,992</u>	<u>-</u>	<u>2,264,432</u>
Fund Balances - End of Year	<u>\$ 1,698,453</u>	<u>\$ 1,995,619</u>	<u>\$ 54,220</u>	<u>\$ 1,981,992</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE CONSERVATION TRUST FUND

For the Year Ended December 31, 2012

With Comparative Totals for the Year Ended December 31, 2011

	2012			2011
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)	ACTUAL
REVENUES				
Lottery proceeds	\$ 22,000	\$ 26,175	\$ 4,175	\$ 21,322
Interest income	34	110	76	32
TOTAL REVENUES	<u>22,034</u>	<u>26,285</u>	<u>4,251</u>	<u>21,354</u>
EXPENDITURES				
Park maintenance	<u>21,411</u>	<u>15,264</u>	<u>6,147</u>	<u>19,058</u>
Net Change in Fund Balance	623	11,021	(1,896)	2,296
FUND BALANCE - Beginning of Year	<u>23,203</u>	<u>23,203</u>	<u>-</u>	<u>20,907</u>
FUND BALANCE - End of Year	<u>\$ 23,826</u>	<u>\$ 34,224</u>	<u>\$ (1,896)</u>	<u>\$ 23,203</u>

See the accompanying Independent Auditors' Report.

OTHER SUPPLEMENTARY INFORMATION

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE CAPITAL IMPROVEMENTS FUND

For the Year Ended December 31, 2012

With Comparative Totals for the Year Ended December 31, 2011

	<u>2012</u>			
	<u>ORIGINAL & FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE POSITIVE (NEGATIVE)</u>	<u>2011 ACTUAL</u>
REVENUES				
Sales taxes	\$ 260,889	\$ 285,112	\$ 24,223	\$ 272,130
Contributions	8,500	3,327	(5,173)	12,254
Grants	740,411	15,579	(724,832)	298,754
Interest income	-	1,665	1,665	647
TOTAL REVENUES	<u>1,009,800</u>	<u>305,683</u>	<u>(704,117)</u>	<u>583,785</u>
EXPENDITURES				
General Government				
Office equipment/furniture	-	-	-	12,346
Public Safety				
Police vehicles	30,000	28,919	1,081	690
Fire fighting equipment	226,100	334	225,766	3,772
Office equipment/furniture	-	-	-	24,592
Total Public Safety	<u>256,100</u>	<u>29,253</u>	<u>226,847</u>	<u>29,054</u>
Community Services				
Capital outlay	15,000	1,611	13,389	-
Public Works				
Vehicles and equipment	122,000	148,553	(26,553)	-
Street improvements	705,885	313,364	392,521	162,354
Total Public Works	<u>827,885</u>	<u>461,917</u>	<u>365,968</u>	<u>162,354</u>
Culture and Recreation				
Park improvements	723,556	212,243	511,313	112,665
TOTAL EXPENDITURES	<u>1,822,541</u>	<u>705,024</u>	<u>1,117,517</u>	<u>316,419</u>
Excess (Deficiency) of				
Revenues Over Expenditures	(812,741)	(399,341)	(1,821,634)	267,366
Other Financing Sources				
Debt proceeds	-	3,029,955	3,029,955	-
Transfers in	240,000	240,000	-	425,000
Total Other Financing Sources	<u>240,000</u>	<u>3,269,955</u>	<u>3,029,955</u>	<u>425,000</u>
Net Change in Fund Balance	(572,741)	2,870,614	1,208,321	692,366
FUND BALANCE - Beginning of Year	811,508	811,508	-	119,142
FUND BALANCE - End of Year	<u>\$ 238,767</u>	<u>\$ 3,682,122</u>	<u>\$ 1,208,321</u>	<u>\$ 811,508</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

WATER FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

For the Year Ended December 31, 2012

With Comparative Totals for the Year Ended December 31, 2011

	2012			2011
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)	ACTUAL
REVENUES				
Water sales	\$ 748,853	\$ 764,078	\$ 15,225	\$ 734,354
Water meter sales	4,983	7,321	2,338	8,203
Finance charges	9,252	10,400	1,148	10,540
Investment income	2,745	2,779	34	3,196
System development fees	69,953	59,623	(10,330)	102,643
Other fees	1,423	1,050	(373)	1,056
Other revenues	-	1,300	1,300	4,992
TOTAL REVENUES	837,209	846,551	9,342	864,984
EXPENDITURES				
Salaries and benefits	295,926	247,215	48,711	252,535
Professional services	114,713	48,405	66,308	105,147
Meters, materials and freight	14,500	11,137	3,363	18,443
Insurance	7,449	9,606	(2,157)	6,520
Other general and administrative	28,687	31,141	(2,454)	24,771
Utilities	18,657	15,566	3,091	16,548
Repairs and maintenance	92,371	9,149	83,222	53,606
Plant and building operations	89,741	34,728	55,013	2,530
Capital outlay	397,000	2,571	394,429	158,923
Debt principal payments	66,206	71,722	(5,516)	66,206
Debt interest and fiscal charges	18,259	32,213	(13,954)	26,515
TOTAL EXPENDITURES	1,143,509	513,453	630,056	731,744
CHANGE IN NET POSITION- BUDGET BASIS	(306,300)	333,098	639,398	133,240
RECONCILIATION TO GAAP BASIS:				
Depreciation		(154,891)		(164,245)
Amortization		-		(1,206)
Capitalized assets		-		158,923
Capital contributions from developers		-		386,849
Debt principal payments		71,722		66,206
Total GAAP basis adjustments		(83,169)		446,527
CHANGE IN NET POSITION- GAAP BASIS		\$ 249,929		\$ 579,767

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

AIRPORT ENTERPRISE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

For the Year Ended December 31, 2012
 With Comparative Totals for the Year Ended December 31, 2011

	2012			
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)	2011 ACTUAL
REVENUES				
Charges for services:				
Fuel sales	\$ 306,000	\$ 290,910	\$ (15,090)	\$ 291,104
Rental revenue	220	17,834	17,614	2,122
Other fees and sales	14,930	40,758	25,828	84,189
Grant revenue	1,223,281	153,532	(1,069,749)	260,792
Transfers	175,000	175,000	-	143,000
Other taxes	2,900	2,429	(471)	2,207
Interest income	20	379	359	69
TOTAL REVENUES	<u>1,722,351</u>	<u>680,842</u>	<u>(1,041,509)</u>	<u>783,483</u>
EXPENDITURES				
Fuel cost	227,200	250,374	(23,174)	233,087
Salaries and benefits	110,852	118,683	(7,831)	87,095
Professional services	17,100	10,056	7,044	7,747
Insurance	16,065	14,441	1,624	15,081
Other general and administrative	10,840	32,421	(21,581)	23,482
Utilities	9,668	13,279	(3,611)	17,291
Repairs and maintenance	11,399	8,430	2,969	13,472
Airport and weather station operations	40,184	9,546	30,638	8,111
Capital outlay	1,259,291	185,640	1,073,651	250,062
TOTAL EXPENDITURES	<u>1,702,599</u>	<u>642,870</u>	<u>1,059,729</u>	<u>655,428</u>
CHANGE IN NET POSITION- BUDGET BASIS	<u>\$ 19,752</u>	37,972	<u>\$ (2,101,238)</u>	128,055
RECONCILIATION TO GAAP BASIS:				
Depreciation		(136,670)		(122,157)
Capitalized assets		185,666		249,535
Total GAAP basis adjustments		<u>48,996</u>		<u>127,378</u>
CHANGE IN NET POSITION - GAAP BASIS		<u>\$ 86,968</u>		<u>\$ 255,433</u>

See the accompanying Independent Auditors' Report.

STATE REQUIRED REPORT SECTION

The public report burden for this information collection is estimated to average 380 hours annually.

LOCAL HIGHWAY FINANCE REPORT		City or County: Town of Buena Vista	
		YEAR ENDING : December 2012	
		Prepared By: Michael J. Hickman	Ext 17
This Information From The Records of the Town of Buena Vista		Phone:	7193958643

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	140,434
3. Other local imposts (from page 2)	325,947
4. Miscellaneous local receipts (from page 2)	18,867
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	2,916,397
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	2,916,397
7. Total (1 through 6)	3,401,645
B. Private Contributions	
C. Receipts from State government (from page 2)	133,017
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	3,534,662

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	229,015
2. Maintenance:	72,405
3. Road and street services:	
a. Traffic control operations	6,227
b. Snow and ice removal	13,798
c. Other	52,766
d. Total (a. through c.)	72,791
4. General administration & miscellaneous	41,146
5. Highway law enforcement and safety	62,271
6. Total (1 through 5)	477,628
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	0
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total disbursements (A.6 + B.3 + C + D)	477,628

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)		2,916,397		2,916,397
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	293,387	3,534,662	477,628	3,350,421	0

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT		STATE: Colorado	
		YEAR ENDING (mm/yy): December 2012	

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	18,137
1. Sales Taxes	285,112	c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	40,835	g. Other Misc. Receipts	
6. Total (1. through 5.)	325,947	h. Other Street opening fee	730
c. Total (a. + b.)	325,947	i. Total (a. through h.)	18,867
(Carry forward to page 1)		(Carry forward to page 1)	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes	115,354	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	14,294	d. Federal Transit Admin	
d. Other (Specify) - DOLA Grant	3,369	e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	17,663	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	133,017	3. Total (1. + 2.g)	
		(Carry forward to page 1)	

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation		229,015	229,015
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	229,015	229,015
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	229,015	229,015
			(Carry forward to page 1)

Notes and Comments: